



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, APRIL 14, 2009

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Absent
Secretary	Bryan Johnson	Present
Commissioner	Stephen Hulse	Present
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	Jeff Trykoski	Present

CALL TO ORDER

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:30 p.m.

Staff present: John Lettelleir, Director of Planning & Development Services; Scott Ingalls, Development Coordinator; Suzanne Morgan, Planner; Judy Egúez, Planner; Beckye Frey, Planner; Chris Leonard, Neighborhood Services Coordinator; Claire Swann, City Attorney; Lori Chapin, Sr. Civil Engineer; Shelly Lang, Traffic Engineer; Paul Siebert, Deputy Chief; and Kristen Johnson, Administrative Assistant.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning meeting on March 24, 2009.
Commissioner Richardson moved to approve the minutes with changes to agenda item 9. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0. Minutes approved.

CONSENT AGENDA

Commissioner Trykoski moved to approve Items 3 – 4. Commissioner Russell seconded the motion. Motion carries. Vote: 4-0. Items approved

3. **Revised Conveyance Plat:** Frisco 7-11 Addition, Block A, Lots 1 - 6 (CP09-0002)
Owner(s): FLCT, LTD & FLLA, LTD.
Six lots on 7.8± acres on the northeast corner of Dallas Parkway and Cotton Gin Road. Zoned Planned Development-153-(DT-4) Mixed. Neighborhood #21. JE
4. **Site Plan:** Newman Village, Phase 1, Discovery Center (SP09-0001)
Owner(s): Darling Frisco Partners, Ltd.
A residential amenity center on one lot, on 2.6± acres, on the east side of the intersection of Lenox Lane and San Gabriel Avenue. Zoned Planned Development-211-Single Family-3/Single 4/Single Family-6/Patio Home. Neighborhood #48. JE

Dr. Johnson arrived at 6:34 p.m.

PUBLIC HEARINGS

5. **Public Hearing - Replat:** Winding Creek Estates, Block A, Lot 40R, Block G, Lot 14R, Block I, Lot 10R, Block J, Lots 1R & 9R, and Block L, Lots 5R, 6R, 7R, & 8R (RP09-0002)
Owner(s): MDC-Winding Creek Estates LTD.
Nine single family lots on 1.9± acres on the west side of Custer Road, 500± north of Eldorado Parkway. Zoned Planned Development-201-Single Family-3/Single Family-4/Single Family-5. Neighborhood #6. SM
Suzanne Morgan reviewed staff comments with the Commission and recommended approval.
Commissioner Hulsey moved to open the public hearing. Commissioner Johnson seconded the motion. Motion carries. Vote: 5-0.
There being no one to speak, Commissioner Johnson moved to close the public hearing. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0.
Following review and discussion, Commissioner Richardson moved to approve. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0. Item approved.

6. **Public Hearing - Replat:** Eldorado Business Park, USG Addition, Block B, Lot 6R (RP09-0003)
Owner(s): Sinacola Commercial Properties, Ltd.
One lot on 2.5± acres located on the east side of John W. Elliot Drive, 300± feet south of Research Road. Zoned Planned Development-39-Light Industrial. Neighborhood #46. JE
Judy Eguez reviewed staff comments with the Commission and recommended approval.
Commissioner Russell moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.
There being no one to speak, Commissioner Trykoski moved to close the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.
Following review and discussion, Commissioner Hulsey moved to approve. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0. Item approved.

GENERAL INFORMATION

7. Update on the results of the April 7, 2009 City Council meeting. SI
Scott Ingalls updated the commission on the results from the April 7, 2009 City Council meeting.
8. Sustainability Presentation Series, Economics. JL
John Lettelier presented a PowerPoint on sustainability focusing on economics.
9. Scheduling of future Discussion Items.
There were no discussion items to add to a future agenda.

ADJOURN

There being no further business, Commissioner Wilcox moved to adjourn the meeting at 7:50 p.m. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0. Meeting adjourned.

Dave Wilcox, Chairperson

Bryan Johnson, Secretary